

**LAND BOARD INFORMATIONAL ITEM**  
**JULY 21, 2008**

**2008 PROJECT MANAGEMENT LIST**

**BACKGROUND**

The *Real Estate Management Plan Record of Decision* (ROD) was approved in July 2005. The ROD provides the Trust Lands Management Division (TLMD) with consistent policy and direction in the selection and implementation of management activities (residential, commercial, industrial, and conservation) on state Trust Lands.

**ADHERENCE TO RECORD OF DECISION**

On June 25th and 26th, Land Office staff presented two proposed projects to the project identification team, and updated the team on the status of ongoing projects previously approved by the team. The team subsequently created the attached list of projects.

The project identification team selected these projects in adherence to the ROD. The ROD defines a comprehensive process that includes both extensive site investigation and participation of the public and local units of government. These projects successfully completed the required analysis which ensures development is physically possible and legally permissible. Further, the projects meet the three goals of the Real Estate Management Plan:

Goal A: Share in Expected Community Growth – these projects capture on state Trust lands a share of development taking place in Montana's communities.

Goal B: Plan Proactively – Land Office staff has participated in numerous neighborhood/community meetings and worked closely with local officials during design and ongoing development of these projects. The Department works cooperatively with local communities in locating projects in designated growth areas and strategic rural areas.

Goal C: Increase Revenue for Trust Beneficiaries – the selected projects increase revenue from the lands proposed for development, and generate the greatest amount of revenue per acre.

**NEXT STEP IN PROCESS**

The project list will be made available to the public in the Real Estate Management Bureau office, the DNRC land offices, and on the DNRC website.

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Project New projects in RED	Description	Office	County	Acres	Urban/Rural	Goal A: Share in Expected Community Growth	Goal B: Plan Proactively	Goal C: Increase Revenue for Trust Beneficiaries
Alaska Road	Commercial/industrial development - Marketing and development of parcel	CLO	Gallatin	3.3	Urban	Adjacent to existing development and Interstate 90. In growth area.	Annexed and rezoned parcel without negative comments.	Property currently generates no income for the trust.
Amsterdam Road	Mixed use development - Annexation and rezoning of parcel	CLO	Gallatin	450	Urban	Has development on four sides. In growth area.	Dept. will work with public and local planning agency.	Current revenue from agricultural lease.
Lewis & Clark Subdivision	Commercial/industrial development - arket and lease of lots	CLO	Gallatin	28	Urban	Will add additional possible uses on property.	Successful initial conferences with Bozeman staff.	Increase of uses will increase demand for property.
Mandeville Road	Commercial/industrial development - Design and engineering of subdivision	CLO	Gallatin	43	Urban	Has development on four sides. In growth area.	Annexed and rezoned parcel without negative comments.	Increase from \$4,000/yr. to \$100,000 for two lots in first year.
Norris Wind Farm	Wind turbines on State Land - Collecting wind data and initiating environmental assessment	CLO	Madison	N/A	Rural	Takes advantage of county's desire for renewable wind resources.	Dept. will work with public and local planning agency.	Current revenue from grazing lease.
Fox Farm Road	Mixed use development - Annexation and rezoning of parcel	CLO	Cascade	90	Urban	Adjacent to City of Great Falls and in the path of development.	Dept. will work with public and City planning agency.	Currently unoccupied. Occupancy will generate income.
Bull Pasture Subdivision	Commercial/industrial development - Marketing of parcel	ELO	Custer	60	Urban	Less than one mile from Miles City. Supported by local planning office.	Multiple public meetings were held.	Currently unoccupied. Occupancy will generate revenue.
Olney Post Office	Construction of a local post office - Commercial lease with USPS	NWLO	Flathead	1	Urban	Parcel is located in Olney and Olney needs a new post office.	USPS and Olney desire this location.	Currently unoccupied. Will yearly generate \$1,400.
Spring Prairie Commercial Infill	Commercial/professional development - Design, marketing and lease of lots	NWLO	Flathead	100	Urban	PUD was approved by Kalispell and is in a growth corridor.	An extensive PUD was created and approved by Kalispell.	Yearly revenues will drastically increase with development proceeds.
Spring Prairie - new DNRC Site	Commercial/professional development - design/bid for new site and RFP for development/lease of old site	NWLO	Flathead	15	Urban	New location is in a proposed growth area and neighborhood plan.	A neighborhood plan and PUD were approved by the City.	Site swap will be financially beneficial.
Stillwater Industrial	Industrial development - Marketing of parcel and RFP process	NWLO	Flathead	40	Rural	Allowed industrial use in Whitefish Neighborhood Plan	Property is located in approved Whitefish Neighborhood Plan.	Currently used as managed forest land.
Swan Valley Retreat	Upkeep of existing facility - Fund utilities and maintenance of parcel	NWLO	Lake	88	Rural	Existing commercial property. Needs to stay in good condition.	Preparing facility to remarket.	Currently unoccupied. Occupancy will generate revenue.
Trail Runs Through It	Develop a 17 mile trail system on land within the Whitefish planning area	NWLO	Flathead	N/A	Urban	Whitefish Neighborhood Plan project	Whitefish Neighborhood Plan project	Whitefish Neighborhood Plan project

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Gougan Land Exchange	Land Exchange that would include conservation options	NWLO	Flathead	440	Conservation	Conservation	Conservation	Increase revenue from conservation
Brittel's Point of Pines	Develop community septic system	NWLO	Flathead	20+/-	Urban	support adjacent development	Responding to request from the adjacent land owners to mitigate environmental concerns	Increase revenue form sale of easement
Indian Springs Ranch	Residential development - Assess feasibility of easement for expansion of neighboring golf course, and sale of residential lots on remainder of tract	NWLO	Lincoln	40	Urban	Adjacent to proposed residential development on two sides.	Dept. will work with public and local planning agency.	Current revenue from grazing lease.
Skyview Ridge Subdivision	Mixed use development - Sell residential and lease commercial development	SLO	Yellowstone	285	Urban	Infill location with development on three sides.	Parcel has been in stages of master planning since mid 1980's.	Yearly revenue will increase by over \$130,000.
Springdale Wind Farm	Wind turbines on State Land - Environmental assessment and lease negotiations	SLO	Sweet Grass	N/A	Rural	Takes advantage of county's desire for renewable wind resources.	An anemometer showed that the area is favorable for a wind farm.	Current revenue from grazing lease.
Geyser Wind Farm	Wind turbines on State Land - Investigating potential for development of the parcels	NELO	Valley	N/A	Rural	Takes advantage of county's desire for renewable wind resources.	An anemometer showed that the area is favorable for a wind farm.	Current revenue from grazing lease.
Martinsdale Wind Farm	Wind turbines on State Land - Environmental assessment and lease negotiations	NELO	Wheatland	N/A	Rural	Takes advantage of county's desire for renewable wind resources.	Public meetings held in January and March, 2008.	Current revenue from grazing lease.
Reserve Street	Commercial/professional development - Marketing and maintenance	SWLO	Missoula	2.8	Urban	Infill location on a primary commercial corridor.	All entitlements exist and marketing plan was initiated	Currently unoccupied. Occupancy will generate revenue.

### Goal A: Share in Expected Community Growth

· capture a market share of the acres on state trust lands that will be developed to accommodate the population growth of Montana through 2025.

### Goal B: Plan Proactively

· plan proactively by soliciting involvement from communities, improving land values of trust lands, setting design standards, and following local land use regulations.

### Goal C: Increase Revenue for Trust Beneficiaries

· active participation in the market, forming partnerships with local communities and other agencies, trust beneficiaries, and planning proactively.